



New Local Plan Review
RBKC Site Allocations Paper
October 2022



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

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1. Introduction

- 1.1 The Council is undertaking a New Local Plan Review (NLPR) of the existing Local Plan which will positively plan for and provide the planning framework for future development in the Borough. In particular, the NLPR is aiming to facilitate good growth and accommodate the delivery of our current London Plan housing target of 4,480 homes over the next ten years. Sites allocations are an essential part of the Local Plan and help us to ensure the right development is directed in the right places at the right scale, creating attractive sustainable neighbourhoods as well as new economic opportunities.
- 1.2 The Council is looking to allocate sites proactively. As part of the NLPR, the Council issued “calls for sites”, during the Issues Consultation which took place between September and November 2020 and the Issues and Options Consultation that took place between July and October 2021. Stakeholders were also able to suggest sites during the Draft Policies (Regulation 18) consultation.
- 1.3 An extensive series of background evidence and reports have been published alongside the Publication Policies (Regulation 19) consultation. These include documents relevant to the sites allocations in the NLPR, and include the Strategic Flood Risk Assessment, Heritage Impact Assessment, and Integrated Impact Assessment.
- 1.4 This paper explains the way in which sites have been selected for inclusion as sites allocations. The paper is structured as follows:
- Establishing a pool of sites including existing site allocations to be taken forward.
 - Assessment Methodology (staged site suitability assessment)
 - Stage 1 - Site eligibility and availability
 - Stage 2 - Policy constraints
 - Stage 3 - Site suitability and achievability
 - Findings of the Character Study

2. Policy Background

- 2.1 The Government is committed to boosting housing supply and promoting economic growth. Assessing the housing and economic development needs of the Borough and identifying specific and deliverable sites in order to facilitate this is a critical aspect of the NLPR process.
- 2.2 The National Planning Policy Framework (NPPF)¹ provides the overarching national planning guidance on Local Plan making and identification of sites for allocation. Paragraph 23 of the NPPF requires Local Planning Authorities to identify broad locations for development and allocate suitable land for development:
- “Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This should include planning for and allocating sufficient sites to deliver the strategic priorities of the area”.*
- 2.3 In relation to identifying land for homes, Paragraph 68 of the NPPF further requires that *“planning policies should identify a supply of:*
- (a) specific, deliverable sites for years one to five of the plan period²; and*
- (b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.”*
- 2.4 The NPPF Annex 2: Glossary has a specific definition for deliverable and developable sites. These are set out in full in section 6 of this paper.
- 2.5 The National Planning Policy Guidance (NPPG) on [Housing and economic land availability assessment](#)³ provides further guidance on site identification and assessment. The guidance has informed section 6 of this paper.
- 2.6 The London Plan⁴ identifies two Opportunity Areas⁵ within the Borough and their indicative capacities for new homes and jobs: Earl’s

¹ MHCLG, [National Planning Policy Framework](#), Last updated 20 July 2021.

² Footnote 34 of the NPPF – *“With an appropriate buffer, as set out in paragraph 74. See Glossary for definitions of deliverable and developable.”*

³ Last updated 22 July 2019.

⁴ GLA, [The London Plan 2021](#), March 2021.

⁵ Para 2.1.1 of the London Plan identifies Opportunity Areas as *“significant locations with development capacity to accommodate new housing, commercial development and infrastructure (of all types), linked to existing or potential improvements in public transport connectivity and capacity”.*

Court/West Kensington (at least 6,500 new additional homes and 5,000 net additional jobs⁶) and Kensal Canalside (3,500 net additional homes and 2,000 net additional jobs). Both sites are allocated in the current Local Plan.

- 2.7 Earl's Court is allocated in the current Local Plan⁷ for a minimum of 900 homes and 10,000 sq m of office floor space and it also benefits from an outline planning permission (PP/11/01937) granted in 2013 for 930 homes with reserved matters granted for 586 homes in 2014 (PP/13/07062). However, the site is in new ownership and a new scheme is being developed. To enable and support the development on site the Council has been working on evidence to support the site allocation. This includes an Earl's Court Site Allocation Viability Study prepared by BNP Paribas; an Earl's Court Commercial Review prepared by Icen Projects; and an Opportunity Area Heights Study, produced by Urban Initiatives Studio, to establish the maximum building heights.
- 2.8 Kensal Canalside Opportunity Area is allocated in the current Local Plan⁸ for a minimum of 3,500 homes and 10,000 sq m of new office space as well as 2,000 sq m of new non-residential floorspace, including social and community and local shopping facilities. In July 2021, The Council adopted [Kensal Canalside SPD](#) which provides additional guidance on the application of Development Plan policies for the comprehensive redevelopment of the site. The SPD will be a material planning consideration in the assessment of any scheme within the Kensal Canalside Opportunity Area.

⁶ These figures include part of the site in London Borough of Hammersmith and Fulham

⁷ RBKC Local Plan 2019: Policy CA4 – Earl's Court Exhibition Centre

⁸ RBKC Local Plan 2019: Policy CA1 – Kensal Canalside Opportunity Area

3. Site Selection Methodology

Establishing a pool of sites

Review of the existing site allocations

- 3.1 Current Local Plan 2019 identifies nine site allocations which are set out in the Table 3.1 below. Most of these sites are still relevant as they are available and suitable for development and are being taken forward. Sites which are nearing completion or where development is significantly underway are not being taken forward. These sites are Lots Road Power Station site (CA9) and two Warwick Road sites - Former Empress Telephone Exchange (CA7) and Homebase Site (CA7).

Table 3.1 Existing sites allocations in Local Plan 2019

| Local Plan 2019 Ref | Site | Current Status | Potential number of dwellings (net) in NLPR | Status in NLPR |
|---------------------|-----------------------------------|--|---|------------------------------|
| CA1 | Kensal Canalside | Site Allocation. SPD adopted July 2021. | 3,500 | Taken forward |
| CA2 | Wornington Green | Phase 2a under construction. Planning application expected for Phase 3. | 1073 | Taken forward (Phase 3 only) |
| CA3 | Land adjacent to Trellick Tower | Site Allocation. Part of the Council's New Homes Delivery Programme. | 60 | Taken forward |
| CA4 | Earl's Court Exhibition Centre | Site allocation with outline planning permission (and reserved matters for 586 homes). Place making framework to be published alongside the NLPR Publication Policies. | 1,050 | Taken forward |
| CA5 | Warwick Road Sites | | | |
| | Former Territorial Army Site | Planning permission granted. | 255 | Taken forward |
| | Former Empress Telephone Exchange | Scheme complete. | 151 | Excluded |
| | Homebase Site | Scheme complete. | 201 | Excluded |

| | | | | |
|------------|------------------------------------|---|-----|---------------|
| | 100/100A West Cromwell Road | Planning permission granted. | 462 | Taken forward |
| CA6 | Lots Road Power Station | Planning permission granted – under construction. | 420 | Excluded |
| CA7 | Site at Lots Road | Site Allocation. Part of the Council’s New Homes Delivery Programme. | 165 | Taken forward |
| CA8 | Harrington Road | Existing site allocation. | 50 | Taken forward |
| CA9 | Chelsea Farmers’ Market | Safeguarded for Crossrail 2 construction. Has planning permission for 59 units. | 59 | Taken forward |

NLPR Call for Sites

- 3.2 The Council has undertaken “calls for sites” at the early stages of preparing the NLPR, during the Issues Consultation and as part of the Issues and Options Consultation. It was also possible to make representations and put sites forward during the Draft Policies - Regulation 18 consultation process.
- 3.3 The Issues consultation took place between September and November 2020. In addition to responding via a detailed response form or sending us an email, stakeholders had the opportunity to put forward sites through a digital consultation platform. In total, 43 sites were put forward, with 18 sites via response form/email and 25 sites via the digital consultation platform. Most sites proposed through the digital consultation platform were either existing site allocations or sites without the potential to accommodate more development.
- 3.4 All comments made on sites during the NLPR Issues Consultation can be viewed by following these links: “[Consolidated set of comments and responses](#)” and “[Give My View Call for Sites responses](#)”.
- 3.5 The second call for sites was undertaken between July and September 2021 within the NLPR Issues and Options Consultation. As per the first call for sites, in addition to responding via a detailed response form or sending us an email, stakeholders had the opportunity to put forward sites through a digital consultation platform. In total, 14 new sites were put forward, with 4 sites via response form/email and 10 sites via the digital consultation platform.
- 3.6 All comments made on sites during the NLPR Issues and Options Consultation can be viewed following these links: “[BuiltID general](#)”

[comments](#)” and “[Consolidated set of comments and responses: Part 1 \(Vision, places and future sites\)](#)”.

- 3.7 Consultation on Draft Policies (Regulation 18) took place between February and March 2022. Stakeholders had the opportunity to respond via a detailed response form online or sending us an email. While we used the digital consultation method it was focused on polls around the vision of the NLPR. Four additional sites were put forward in the responses as potential site allocations.
- 3.8 In addition, a number of representations on behalf of landowners were received on previously proposed sites with requests either to remove the sites as allocations or, conversely to reconsider them for allocation in light of new evidence provided.
- 3.9 In total, **61 sites were proposed during the three consultations**. The complete list of sites can be found in the Appendix A of this paper.

Council’s New Homes Delivery Programme

- 3.10 The Council announced a New Homes Delivery Programme (NHDP) in 2019 with the intention to deliver at least 600 new homes, including a minimum of 300 social rent homes. The NHDP will assist in addressing the Borough’s pressing housing needs particularly for community (affordable) homes.
- 3.11 The NHDP includes a number of small sites, many of which have planning permission with construction already commenced. Many of the sites have grant funding from the Mayor, and as such have a delivery timescale within the next five years. Of the NHDP sites, two of the larger sites are site allocations in the Local Plan 2019. The sites – land at Edenham Way (SA7) and Lots Road South (SA6) do not have planning permission yet and therefore are being taken forward as site allocations in the NLPR. The other sites are all set out in the Housing Trajectory (Appendix 1 of the Publication Policies, October 2022).

Other sources

- 3.12 The housing targets set out in the London Plan are informed by the London wide Strategic Housing Land Availability Assessment (SHLAA), 2017⁹. The suitability of the sites identified in the SHLAA was also

⁹ Greater London Authority, [The London Strategic Housing Land Availability Assessment 2017](#)

considered for allocation. Appendix E of SHLAA 2017 provides a list of large sites (with area of 0.25 ha or more) that have been identified as having approval (planning permission) for housing development. However, all identified planning approval sites are either current site allocations, well advanced in the planning process or already complete. The list also included two sites - Saga Centre - 326 Kensal Road and 60-70 Sloane Avenue. The first of these is being implemented for commercial development, while the latter is also not coming forward for residential development.

Table 3.2 Approval Sites identified in SHLAA 2017 located in RBKC (Source: GLA, SHLAA 2017, Appendix E)

| SHLAA Ref. | Site | Updated housing capacity | Status |
|-------------------|---|---------------------------------|--|
| 17200004 | Homebase - 195 Warwick Road | 201 | Complete |
| 17200005 | 196 to 222 King's Road | 39 | Under construction |
| 17200007 | Telephone Exchange 213-215 Warwick Road | 151 | Complete |
| 17200008 | Lancer Square - Kensington Church Street | 51 | Complete |
| 17200009 | Former TA Centre 245 Warwick Road | 255 | Existing site allocation |
| 17200010 | 257-265 Kensington High Street (Odean Cinema) | 106 | Under construction |
| 17200011 | Saga Centre - 326 Kensal Road | No residential element | Under construction for a commercial scheme |
| 17200012 | K1, 1-33 Brompton Road | 24 | Under construction |
| 17200027 | Clearings Draycott Avenue | 78 | Under construction |
| 17200033 | Earl's Court Exhibition Centre and Land Bounded by Warwick Road | 1200 | Existing site allocation |
| 17200041 | Holland Park School Southern Site – Campden Hill | 76 | Complete |
| 17200064 | Lots Road Power Station and Chelsea Creek - Lots Road | 420 | Under construction |

| | | | |
|----------|--|------------------------|---|
| 17200078 | 60-70 Sloane Avenue | No residential element | Planning permission granted but will not be for residential |
| 17200125 | 66-70 and 72-74 Notting Hill Gate | 9 | Under construction |
| 17200137 | Wornington Green Estate (Phase II) Wornington Road | 143 | Under construction |
| 17200138 | Car Park 1- 17 Young Street | 53 | Complete |

3.13 In addition to the above sites, Appendix F of the SHLAA 2017 provides a list of sites that have been identified as existing or emerging site allocations for housing or mixed-use development. In Kensington and Chelsea, only two sites were identified¹⁰ – Kensal Gasworks and Former Edenham Residential Home, both are existing site allocations that are carried forward in NLPR.

3.14 To conclude, there are only four sites listed in the SHLAA 2017 that are existing site allocations which can be carried forward in the NLPR for the reasons listed above.

¹⁰ NB: All following sites after Former Edenham Residential Home in the Appendix F of the SHLAA 2017 are wrongly placed under RBKC, they are in fact located in Royal Borough of Kingston Upon Thames.

Site Suitability Assessment

Stage 1: Eligibility and Availability

3.15 Given the number of sites identified during Call for Sites, a staged assessment has been used to identify reasonable sites capable of further assessment. The key stages in the assessment process are set out in Figure 3.1. The assessment of sites' suitability, availability and achievability has been informed by desktop research and site visits. Information sources used in the desktop research include planning constraints available in-house, designation in the development plan including neighbourhood plans, relevant evidence base for the NLPR and consultation responses.

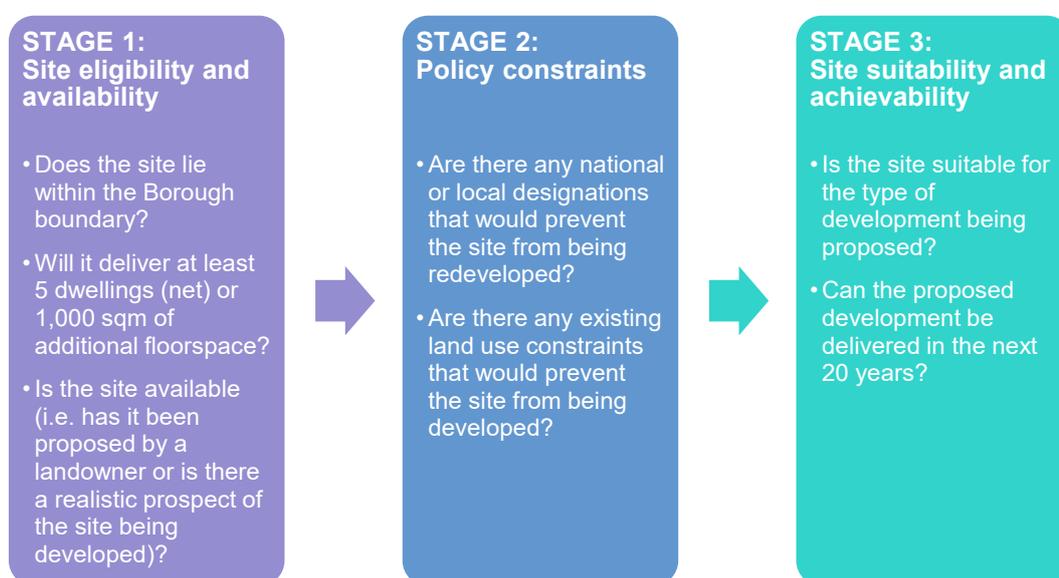


Figure 3.1 Stages of assessment

3.16 Stage 1 of the assessment examined each site's eligibility to be allocated as well as its availability to accommodate development in the plan-period as follows:

- **Does the site lie within the Borough boundary** – the site must lie within the Borough boundary in order to be allocated.
- **Will it deliver at least 5 dwellings (net) or 1,000 sq m of additional floorspace** – the site must be able to accommodate above mentioned quantum of development in case of non-residential major scheme. Given the dense built environment in the Borough and small sites forming a significant element of the London Plan housing target, a low threshold for site allocations is considered

suitable. It should also be noted that this is the threshold for inclusion of sites in the brownfield land register¹¹.

- **Is the site available** – a site is considered available if it has been put forward by a landowner or their representative. If not, other questions are considered such as is the site vacant. For example, in case of existing residential use, if the building is currently occupied, the site is not considered available.
- **Is the site appropriate to redevelop or allocate** – if the site has been recently developed, it is not considered appropriate to allocate it. Similarly, if the site is already being redeveloped it does not need to be allocated in the NLPR.

3.17 Out of 61 sites put forward, a total of 20 sites passed Stage 1 of the assessment.

Stage 2: Policy Constraints

3.18 Sites that met the Stage 1 criteria were assessed against Stage 2 criteria to as follows:

- **National and local designations.** Areas of local and national importance that constrain the development of a site. There are no statutory designations in the Borough, hence sites were assessed only against local designations. Each site assessed was examined whether it was predominantly, or wholly, within or adjacent to the following non-statutory designations that are present in the Borough:
 - Registered Parks and Gardens of Special Historic Interest
 - Site of Importance for Nature Conservation (SINC)

It was assumed that robust evidence must be provided by the potential developer on how these constraints can be overcome. None of the sites that were identified within these designations were accompanied by any evidence from the landowners/their representative to support the removal of the designation or an exception to be made.

Heritage constraints were also considered as part of this assessment. First it was established whether the site lies within the Conservation Area or has any listed buildings or other heritage assets within the site. Then an assessment has been undertaken

¹¹ The Town and Country Planning (Brownfield Land Register) Regulations 2017, Criteria 4

whether the development of the site would potentially cause harm to a designated or non-designated heritage asset or its setting and whether mitigation is possible.

- **Land use constraints.** This would establish if the existing use was protected, thereby hindering the site being allocated for another use.

The following uses are protected under Local Plan 2019 and the Draft Policies in the NLPR continue to protect these. Therefore, there was an assumption that these uses would constrain a change of use to residential. However, if the site could support additional floorspace, the possibility of a mixed use development where the existing use floorspace is retained with additional residential was also considered in each case.

- offices;
 - industrial and warehouse uses;
 - social and community uses;
 - parks and open spaces;
 - hotels (with the exception of SW5 district in the NLPR where some loss would be allowed).
- **Possibility to overcome existing constraints** – where constraints exist, how likely these can be overcome, for example through the re-provision of protected land use within the new scheme and whether the site has capacity to accommodate additional quantum of development. This would usually be achieved through an increase in density. To assess whether the site was capable of accommodating additional floorspace, it was necessary to assess the site's surrounding context, such as building heights, existence of vacant land on-site or any heritage constraints in and around the site before drawing a conclusion. A design-led approach as set out in the London Plan "Policy D3: Optimising site capacity through the design-led approach" was used.
 - Alongside this assessment, a Strategic Flood Risk Assessment (SFRA) has also been undertaken. Appendix C of the SFRA includes a site screening spreadsheet of all the sites considered for allocation in the NLPR. This shows that many sites considered for allocation that were found to have a higher risk of tidal, surface water or ground water flooding have been discounted.

3.19 Out of the 20 sites that passed Stage 1 assessment, only 9 sites passed Stage 2.

Stage 3: Site Suitability and Achievability

3.20 The NLPR period will be 20 years from adoption. The sites that reached Stage 3 were assessed to establish if they were either “deliverable” or “developable” as defined in the NPPF. This would ensure that these sites come forward during the plan period and are achievable.

3.21 The definition of “deliverable” is set out in the Glossary of the NPPF as follows:

*“To be considered **deliverable**, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”

3.22 The definition of “developable” is set out in the Glossary on the NPPF as follows:

*“To be considered **developable**, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.”*

3.23 All new sites that are being allocated as a result of the call for sites, are developable rather than deliverable. Only three sites are large (site area 0.25 hectare or more) and the remaining four are small (less than 0.25 hectares). This is set out in the table below. Whether a site is deliverable or developable is considered in the Borough’s Stepped Housing Trajectory Paper, October 2022. With the exception of Newcombe House and one of the units on Units 1-14 Latimer Road, none of the new sites to be included as allocations have planning permission. While Newcombe House is a major development with planning permission, there is no clear evidence that housing completions will start within the next five years. The current landowner is looking to bring forward a

commercial-led development and therefore this site does not feature in the housing trajectory. The following table sets out how the remaining sites meet the definition of developable.

Table 3.3 Sites identified through the call for sites and allocated in NLPR

| Site | Size (ha) | Is the site deliverable? (next 5 years) | Is the site developable? (next 20 years) |
|-----------------------------------|-----------|---|--|
| The Plaza, 535 King's Road | 0.3 | No | Yes |
| Holland Road Triangle | 0.02 | No | Yes |
| Newcombe House | 0.5 | No | Yes |
| Emmanuel Kaye Building | 0.15 | No | Yes |
| 142A Highlever Road | 0.12 | Yes | Yes |
| Units 1-14 Latimer Road | 0.58 | Yes | Yes |
| Colebrook Court | ~0.09 | No | Yes |

3.24 It was already established that sites that reached Stage 3 were available i.e. they had a willing landowner. This was one of the assessment criteria in Stage 1.

3.25 The Council's Local Plan Viability Study, October 2022 has tested a range of 30 typologies that reflect the type of sites and scale of development historically seen in the Borough and expected to come forward over the life of the NLPR. These typologies include sites allocated in the current Local Plan, most of which are being taken forward. The viability study concludes that the cumulative impact of NLPR policies will not undermine the viability and deliverability of development across the Borough, with all typologies tested found to be generally viable. Therefore, it is considered that sites that meet Stage 3 criteria will be similarly viable as they are typical of the type of developments/sites in the Borough.

Strategic Flood Risk Assessment, Heritage Impact Assessment, Integrated Impact Assessment

3.26 As mentioned in paragraph 3.18 above, the SFRA has also been undertaken. As a result of the assessment, many of the sites that were

found to have a higher risk of tidal, surface water or ground water flooding have been discounted and not taken forward for allocation.

- 3.27 In addition, the Council has produced a Heritage Impact Assessment of the site allocations in the Draft Policies document.
- 3.28 The sites have also been assessed against the SA/SEA objectives as set out in the Integrated Impact Assessment (IIA). The Stage B IIA report concludes that the impacts of the NLPR site allocations against the framework objectives are generally expected to be positive. In addition to the proposed site allocations a range of alternative sites were also assessed against the framework objectives. The sites considered in the IIA as alternative sites were those sites that reached Stage 2 but failed Stage 3 of the site allocation assessment methodology. The Stage B IIA report concludes that the assessment of alternative sites results in a greater number of uncertain impacts than the assessment of the proposed site allocations, with several of the alternative sites located in inappropriate locations or located further away from public transport connections and community facilities.

Potential site capacity assessment

- 3.29 A site capacity assessment has been undertaken in order to identify reasonable and achievable quantum of development the site is capable of accommodating. All large sites being allocated in the NLPR have planning history which has been used to determine their capacity. The site allocations in the current Local Plan sets out a minimum allocation and unless further work has been done as part of a planning application, the quantum of minimum development has remained unchanged. Detailed work has been undertaken for the two Opportunity Area sites which will be published alongside this document. 142A Highlever Road is an existing site allocation in St Quintin and Woodlands Neighbourhood Plan and the quantum of development remains unchanged.
- 3.30 In some cases, where there wasn't sufficient information available, a high-level design led capacity assessment has been undertaken to determine the site capacity. Four sites required such an assessment: The Plaza at 535 King's Road, Emmanuel Kaye Building, Colebrook Court and Holland Road Triangle. The starting point was to determine whether the site would be in mixed use or solely residential. If in mixed use, the proportion of the different uses was worked out on the assumption that the floorspace of the existing use is retained if the use is protected by planning policy.
- 3.31 Further capacity for residential was then established based on the surrounding context. This consideration includes prevailing building

heights around the site, whether there are any listed buildings in and around the site and if the site is within a conservation area or in the setting of a conservation area. The existing building footprint is normally suitable to extrapolate the floorspace based on any additional stories a site could take. Where a site can be redeveloped and there is additional land on the site with a better configuration of massing, this has also been considered. Building setbacks were kept as per the surrounding streetscape. The bedroom size mix in the emerging Local Housing Needs Assessment (LHNA) was used and minimum floorspace standards were used to work out the average unit size. This then yielded the site capacity.

4. Character Study

- 4.1 The Council commissioned Arup to undertake a Character Study of the Borough. The study identifies the Borough's locally distinctive character areas and goes on to assess each character area's capacity for growth. For 25 of the 41 character areas, the study found that the presence of high value designations (such as heritage assets) meant that these areas had a high sensitivity overall and would be unlikely to be able to accommodate significant change. The remaining 16 character areas were examined in more depth, as areas where there may be opportunities for good growth.
- 4.2 The study concludes with an opportunity map identifying locations in the Borough that may be appropriate for good growth. Each location is then looked at in turn. Many of the locations are sites already known to the Council or identified in the call for sites, such as the two Opportunity Areas. The study also identifies character areas that are suitable to accommodate some additional growth and where small-scale developments could be accommodated and recommends a small-sites design guide could be produced. A new policy HO2: Small Sites is being introduced in the NLPR to support more homes on small sites in-line with the recommendations of the Character Study.
- 4.3 The conclusions and recommendations of the Character Study do not identify any sites suitable for allocation via the local plan except the existing site allocations that are being carried forward in the NLPR.

5. Conclusions

- 5.1 The Site Allocations Paper provides a framework for the assessment of potential sites for allocation in NLPR. National planning policy and guidance was followed in the assessment methodology and is appropriately referenced where relevant.
- 5.2 The Council has undertaken a robust approach to allocating the sites and explored various sources including the two calls for sites and the Draft Policies (Regulation 18) consultation. Having followed the assessment criteria set out in this document, 16 sites are being allocated in the NLPR.

Appendix A – Assessment details

| Site | Address | Site area (ha) | Current Use | Proposed Use | Proposed capacity (by the owner / respondent) | Owner | Agent | Stage 1 | Stage 2 | Stage 3 | Reason for omission |
|--|--|----------------|--|---|---|--|--------------|---------|---------|---------|---|
| Call for Sites R1 - Issues Consultation | | | | | | | | | | | |
| The Plaza | 535 King's Road, LONDON, SW10 0SZ | 0.3 | Offices | Commercial or residential, or mixed-use development | Not specified | Commercial Estate Group (CEG) | Savills | Pass | Pass | Pass | |
| Holland Rd Triangle | The triangle site south to the Holland Park Roundabout | 0.015 | Open Land | Residential | 40-60 homes | TfL | TfL | Pass | Pass | Pass | |
| Newcombe House | Land at 43-45 and 39-41 Notting Hill Gate and 167-237 (odd) Kensington Church Street | 0.5 | Offices, retail and social housing | Mixed: Residential led or commercial-led | Planning Permission for residential but current proposal is for commercial. | Private | N/A | Pass | Pass | Pass | |
| Emmanuel Kaye Building | Manresa Road, LONDON, SW3 6LR | 0.15 | Social and Community Use: Education, research facilities | New office, laboratory and other academic and research facilities alongside residential use | A mixed-use building of around 9,500 sqm GEA, stepping in height up to 7 storeys. | The Thrombosis Research Institute and the National Heart and Lung Foundation | DP9 | Pass | Pass | Pass | |
| 142A Highlever Road | 142A Highlever Road, LONDON, London W10 6PJ | 0.12 | Commercial: vehicle repair shop | Residential | 10 homes | Private | N/A | Pass | Pass | Pass | |
| Units 1-14 Latimer Road | Units 1-14, Latimer Industrial Estate, Latimer Road, W10 6RQ | 0.58 | Light Industrial | Not specified | Not specified | Private | | Pass | Pass | Pass | |
| 136-142 Bramley Road | 136-142 Bramley Road, LONDON, W10 6SR | 0.22 | Offices | Mixed: residential and community facilities or a much-reduced quantum of employment space | Not specified, 15+ storeys tower proposed | Frasco Investment Holdings Ltd. | Frank Knight | Pass | Fail | N/A | Office use is protected and there is no capacity to accommodate more development to enable a mixed use. If it is robustly justified that the current office use is no longer viable, the principle of the loss of office floorspace and change of use to the purpose-built student accommodation may be considered. However, the suggestion to allocate the |

| Site | Address | Site area (ha) | Current Use | Proposed Use | Proposed capacity (by the owner / respondent) | Owner | Agent | Stage 1 | Stage 2 | Stage 3 | Reason for omission |
|--|---|----------------|--|---|---|-------------------------------|----------|---------|---------|---------|--|
| | | | | | | | | | | | site for 250-300 PBSA units is not supported as it would require a significant increase in height and density in order to deliver such a high number of units on site. The NLPR does not identify this as a suitable location for tall buildings. |
| Bridge Training Centre | Bridge Close, W10 6TW | 0.03 | Social and Community Use: Education | Residential led | Up to 280 residential units | Catalyst Housing Limited | CBRE | Pass | Fail | N/A | The quantum of development proposed is not acceptable in this location. Social and community uses are protected. |
| Unit 12 Latimer Road | Unit 12, Latimer Industrial Estate, Latimer Road | 0.04 | Mixed | Mixed: commercial and residential | Not specified | Private | N/A | Fail | N/A | N/A | Unit 12 on its own will not be allocated. Units 1-14 have been subject to a separate SPD setting out design codes and will be allocated together. |
| Sloane Square House | 1 Holbein Place, LONDON, SW1W 8NS | 0.07 | Mixed: Offices and residential, tube station on ground floor | Commercial or residential, or mixed-use development | Not specified | Commercial Estate Group (CEG) | Savills | Pass | Fail | N/A | Office use is protected and there is no capacity to accommodate more development to enable a mixed use. |
| Darfield Way Site | Sport pitches southeast of Westway roundabout | 0.91 | Social and Community Use: Sports Pitches | Residential led | Not specified | TfL | TfL | Pass | Fail | N/A | Sports use is protected from loss as social and community use. |
| Land Between Ladbroke Grove and Portobello Road | Land bounded on the north by the Hammersmith and City Railway tracks, on the east by Portobello Road and on the west by the Ladbroke Grove, Notting Hill, LONDON, W11 | 0.43 | Open Land | Residential | 60-100 homes | TfL | TfL | Pass | Fail | N/A | Designated Site of Importance for Nature Conservation (SINC). No evidence submitted outlining any mitigation measures to the protected site. |
| Parts of the Natural History Museum | Natural History Museum, South Kensington | N/A | Cultural institutions | Potential uses are not identified yet | Not specified | Natural History Museum | Deloitte | Fail | N/A | N/A | This is an internationally renowned museum. The idea is to repurpose some of the modern buildings. However, the use will be retained as a culture/museum use. Planning policies protect the use. The issue is one of how this can be accommodated in the context of the special architecture and historic significance of the listed building. It is not an issue that |

| Site | Address | Site area (ha) | Current Use | Proposed Use | Proposed capacity (by the owner / respondent) | Owner | Agent | Stage 1 | Stage 2 | Stage 3 | Reason for omission |
|---|---|----------------|--|--|---|---------------------|-------|---------|---------|---------|---|
| | | | | | | | | | | | can be assisted with a site allocation. |
| Chelsea Fire Station | 264 Kings Road, LONDON, SW3 5UF | 0.17 | Social and Community Use: Fire Brigade | Residential | Not specified | Private | N/A | Pass | Fail | N/A | Social and community use with no/little potential for increase in development of a scale which would allow the provision of new affordable homes. |
| 3-5 Crowthorne Road | 3-5 Crowthorne Road, LONDON, W10 6RP | 0.12 | Industrial: warehouse | Mixed: Residential and offices | Mixed: 8 homes 5 offices | Private | N/A | Fail | N/A | N/A | The site is being under consideration for fully commercially led scheme by the landowner. As residential uses no longer considered for the scheme, it was requested to remove the site from sites allocation. |
| Atlantic House | 1 St. Alban's Grove, LONDON, W8 5PN | 0.2 | Residential Institutions (C2) | Residential / Education / Extra Care Accommodation | Not specified | Private | | Pass | Fail | N/A | The site will remain in education use and no potential for an increase in development quantum. |
| South Kensington Station wider site | South Kensington Underground Station; 20-48 (even) and 36-46 (odd) Thurloe Street; 1-9 (odd) Pelham Street; 20-34 Thurloe Square, LONDON. | 0.85 | Mixed: residential and commercial | Mixed: residential and commercial | From PP: 50 new homes and 3,000 sq m of Class E floor space | TfL and Native Land | DP9 | Pass | Pass | N/A | The site was subject to a recent planning application and will be considered via a Planning Inquiry. Detailed site-specific design work is required to bring the site forward. A site allocation will not assist. |
| Holiday Inn London - Kensington Forum | 97 Cromwell Road, LONDON, SW7 4DN | 0.76 | Hotel | Social and key worker housing | Not specified | Private | N/A | Pass | Fail | N/A | The hotel is being refurbished and will remain in hotel use. The landowners are no longer pursuing a redevelopment scheme. |
| Portobello Hall (formerly Friendship Centre) | Wornington Green, LONDON, W10 5LR | 0.02 | Social and Community Use: Community Meeting Hall | Not specified | Not specified | Private | N/A | Fail | N/A | N/A | Forms part of an existing Wornington Green Site Allocation. |
| Land under the Westway - Harrow Rd | Harrow Rd, LONDON, W2 6PB | N/A | No specific location specified. | Not specified | Not specified | Private | N/A | Fail | N/A | N/A | Highly constrained land with not much potential for an increase in development. |

| Site | Address | Site area (ha) | Current Use | Proposed Use | Proposed capacity (by the owner / respondent) | Owner | Agent | Stage 1 | Stage 2 | Stage 3 | Reason for omission |
|--|---|----------------|---|---------------------------------------|---|---------|-------|---------|---------|---------|---|
| Empty shops/other commercial properties on Westbourne Grove | Westbourne Grove, LONDON | N/A | Commercial | Social Housing | Not specified | Private | N/A | Fail | N/A | N/A | The introduction of residential uses within otherwise retail/commercial parades is not welcomed as will create dead frontage which will harm the viability of the Westbourne Grove District Centre. The Council now has an Article 4 Direction protecting Class E uses which was justified by evidence of the town centre's vitality. |
| Falldon House, St Luke's Road | Falldon House, LONDON, W11 1AX | N/A | Residential | Not specified | Not specified | Private | N/A | Fail | N/A | N/A | The site lies outside the Borough Boundary. |
| Baden-Powell House | 65-67 Queen's Gate, South Kensington, LONDON, SW7 5JS | 0.14 | Commercial: Hotel | Not specified | Not specified | Private | N/A | Fail | N/A | N/A | Under construction for another use. |
| Fulham Road Picturehouse | 142 Fulham Rd., LONDON, SW10 9QR | 0.19 | Cinema | Not specified | Not specified | Private | N/A | Fail | N/A | N/A | This is relatively new and does not have the prospect to come forward for development. |
| The Abingdon Medical Practice | 88-92 Earl's Court Rd, LONDON, W8 6EG | 0.03 | Medical Centre, GP practice | Not specified | Not specified | Private | N/A | Fail | N/A | N/A | Social and community use with no/little potential for increase in development. |
| London House | 266 Fulham Road, LONDON, SW10 9EL | 0.03 | Commercial | Not specified | Not specified | Private | N/A | Fail | N/A | N/A | Recent planning applications demonstrate there isn't scope to increase the quantum of development and only scope to repurpose the building. |
| Chelsea Barracks | Chelsea Barracks 1 Mulberry Square, LONDON, SW1W 8DS | N/A | Residential | Not specified | Not specified | Private | N/A | Fail | N/A | N/A | The site lies outside the Borough Boundary. |
| Olympia London Car Park | Maclise Rd, LONDON, W14 8UX | N/A | Car park | Not specified | Not specified | Private | N/A | Fail | N/A | N/A | The site lies outside the Borough Boundary. |
| World's End Estate | Worlds End Estate, LONDON, SW10 0DS | ~4.0 | Residential | Not specified | Not specified | RBKC | N/A | Fail | N/A | N/A | The Council is committed to no wholesale estate regeneration and therefore will not be allocating Council housing estates. |
| Daska House | 234 King's Road, LONDON, SW3 5UA | 0.1 | Mixed: Commercial, Residential and car park | Mixed use: Commercial and Residential | Not specified | Private | N/A | Fail | N/A | N/A | There appears to be limited scope to increase the quantum of floorspace on this site or change the mix of uses. |

| Site | Address | Site area (ha) | Current Use | Proposed Use | Proposed capacity (by the owner / respondent) | Owner | Agent | Stage 1 | Stage 2 | Stage 3 | Reason for omission |
|---|---|----------------|-----------------------------------|---------------|---|------------------------------------|---------|---------|---------|---------|--|
| White Knight Laundry | 253- 261 Kensal Road, LONDON, W10 5AP | 0.26 | Mixed: Commercial and residential | Not specified | Not specified | Private | N/A | Fail | N/A | N/A | This is a small site with existing planning permission (PP/16/03873) for commercial development in Employment Zone, as such it does not need a site allocation. |
| Admiral Vernon Antiques Market | 141-149 Portobello Road, LONDON, W11 2DY | 0.03 | Commercial: Retail | Not specified | Not specified | Private | N/A | Fail | N/A | N/A | The building can only be repurposed given its town centre location and conservation area context. As such there is no scope to increase the quantum of development. |
| Kings Walk Shopping Mall | 118-122 King's Road and 7-9 Tryon Street, SW3 4TR | 0.47 | Commercial | Not specified | Not specified | Crosstree Real Estate Partners LLP | Savills | Fail | N/A | N/A | Planning permission (PP/20/04157) was granted in October 2020 for the redevelopment of this site. We expect this application to be built out. An allocation would not be appropriate. |
| The Cottage | 238 Walmer Road, LONDON, W11 4PQ | 0.02 | Residential | Not specified | Not specified | Private | N/A | Fail | N/A | N/A | Whilst empty the site only has potential for residential and as such there is little/no scope to increase the quantum of development given its context. |
| Lightfoot Hall - Student Accommodation | Manresa Rd, LONDON, SW3 6NA | 0.05 | Student Accommodation | Not specified | Not specified | Private | N/A | Fail | N/A | N/A | The building can only be repurposed given its location and proximity to conservation areas. As such there is no scope to increase the quantum of development. |
| Foulis Terrace | 1-9 Foulis Terrace, LONDON, SW7 3LZ | 0.12 | Residential | Not specified | Not specified | Private | N/A | Fail | N/A | N/A | Planning permission (PP/19/02691) was granted in July 2019 for the redevelopment of this site. The scheme is now complete. |
| Laurel House | 147A Cromwell Rd, London SW5 0QD | 0.02 | Residential | Not specified | Not specified | Private | N/A | Fail | N/A | N/A | The building can only be repurposed given its location and proximity to conservation areas. It is already higher than many surrounding buildings and as such there is no scope to increase the quantum of development. |
| Cavaye House | 158-168 Fulham Rd, LONDON, SW10 9PR | 0.08 | Commercial | Not specified | Not specified | Private | N/A | Fail | N/A | N/A | Property in retail use and it is part of designated Fulham Road Town Centre. As such, it |

| Site | Address | Site area (ha) | Current Use | Proposed Use | Proposed capacity (by the owner / respondent) | Owner | Agent | Stage 1 | Stage 2 | Stage 3 | Reason for omission |
|--|-------------------------------------|----------------|--|-----------------------------------|---|------------|-------|---------|---------|---------|--|
| | | | | | | | | | | | will only be suitable for another town centre use. |
| Holmefield House | 153 Kensal Rd, LONDON, W10 5DX | 0.83 | Residential | Residential | Not specified | RBKC | N/A | Fail | N/A | N/A | The Council is committed to no wholesale estate regeneration and therefore will not be allocating Council housing estates. |
| Campden Hill Towers | Notting Hill Gate, LONDON, W11 3QW | N/A | Mixed: Commercial and residential | Not specified | Not specified | RBKC | N/A | Fail | N/A | N/A | The Council is committed to no wholesale estate regeneration and therefore will not be allocating Council housing estates. |
| Warwick Road Estate, Chesterton Square | Warwick Road Estate, LONDON, W8 6PW | N/A | Mixed: Offices and residential | Not specified | Not specified | RBKC | N/A | Fail | N/A | N/A | The Council is committed to no wholesale estate regeneration and therefore will not be allocating Council housing. |
| Sutton Dwellings, also known as Sutton Estate | Chelsea, LONDON, SW3 3QR | 1.82 | Residential | Not specified | Not specified | Private | N/A | Fail | N/A | N/A | Planning permission granted for loss of 78 homes. |
| Cremorne Estate | Cremorne Estate, LONDON, SW10 | N/A | Residential | Not specified | Not specified | RBKC | N/A | Fail | N/A | N/A | The Council is committed to no wholesale estate regeneration and therefore will not be allocating Council housing estates. |
| Call for Sites R2 - Issues and Options Consultation | | | | | | | | | | | |
| Colebrook Court | 75 Sloane Avenue, LONDON, SW3 3DH | ~0.09 | Mixed: Commercial (Sainsbury's) and residential (12 homes) | Mixed: Commercial and residential | Residential led mixed use with retail on ground floor and 12 storeys of residential accommodation above (circa 44 homes). | Private | DP9 | Pass | Pass | Pass | |
| Notting Hill Police Station | 99-101 Ladbroke Rd, London W11 3PL | ~0.17 | Social and Community Use: Police Station | Social and Community Use | Not specified | Met Police | N/A | Pass | Fail | N/A | Social and community use to be retained and no additional capacity to increase the quantum of development given its context. |
| 391-433 King's Rd | 391-433 King's Rd, LONDON, SW10 0LR | 0.25 | Mixed: Commercial and residential | Mixed: Commercial and residential | Not specified | RBKC | N/A | Fail | N/A | N/A | The site wasn't proposed by a landowner and there is no realistic prospect of the site being developed. |

| Site | Address | Site area (ha) | Current Use | Proposed Use | Proposed capacity (by the owner / respondent) | Owner | Agent | Stage 1 | Stage 2 | Stage 3 | Reason for omission |
|---|--|----------------|--|-----------------------------------|---|--------------------|-------|---------|---------|---------|--|
| 347-349 King's Rd | 347-349 King's Rd, LONDON, SW3 5ES | 0.18 | Mixed: Commercial and residential | Mixed: Commercial and residential | Not specified | RBKC | N/A | Fail | N/A | N/A | The site wasn't proposed by a landowner and there is no realistic prospect of the site being developed. |
| Portobello Green Arcade | 281 Portobello Green, Portobello Rd, LONDON, W10 5TZ | 0.3 | Commercial | Not specified | Not specified | Private | N/A | Fail | N/A | N/A | Highly constrained land with office uses protected and not much potential for an increase in development. |
| 9 Old Court Place | 9 Old Court Place, LONDON, W8 4PL | 0.08 | Residential | Residential | Not specified | Private | N/A | Fail | N/A | N/A | Building is occupied in residential use. |
| 1-31 Elkstone Road | 1-31 Elkstone Road, LONDON, W10 5NT | 0.15 | Mixed: Commercial, industrial, health centre | Not specified | Not specified | Private | N/A | Fail | N/A | N/A | The site wasn't proposed by a landowner and there is no realistic prospect of the site being developed. |
| Ladbroke Grove Station | Ladbroke Grove, LONDON, W10 6HJ | 0.04 | Transport | Not specified | Not specified | TfL | N/A | Fail | N/A | N/A | The site wasn't proposed by a landowner and there is no realistic prospect of the site being developed. |
| The area below the flyover in Bramley Road | Bramley Road, LONDON, W10 | N/A | Unused land | Not specified | Not specified | Private | N/A | Fail | N/A | N/A | Highly constrained land with not much potential for an increase in development. |
| M&S Building on 85 King's Road | 85 King's Rd, LONDON, SW3 4NX | 0.42 | Commercial | Not specified | Not specified | Private | N/A | Fail | N/A | N/A | The site wasn't proposed by a landowner and there is no realistic prospect of the site being developed. |
| Barlby Road, site opposite the school | Barlby Road, LONDON, W10 5LW | 0.14 | Open Land | Residential | Not specified | Network Rail | N/A | Fail | N/A | N/A | Falls within the boundary of Kensal Canalside OA and will be developed in line with the SPD. No need to allocate on its own. |
| Portocabin opposite North Kensington ambulance station | Malton Road, LONDON, W10 6JE | 0.01 | Office | Residential | Not specified | Private | N/A | Fail | N/A | N/A | The site wasn't proposed by a landowner and there is no realistic prospect of the site being developed. |
| Bays 17-19 Maxilla Walk | Bay 17 to19, Maxilla Walk, LONDON, W10 6NQ | 0.55 | Commercial: Industrial | Commercial | Not specified | Maxilla City Group | N/A | Fail | N/A | N/A | Extant PP/17/02220 for Establishing a new hub for RBKC's Adult Social Care Services within existing premises and external alterations. |
| Railway arches opposite Latimer Road Station | Lockton Street, LONDON, W10 6SZ | 0.08 | Commercial | Commercial | Not specified | TfL | N/A | Fail | N/A | N/A | The site was recently redeveloped and there is no prospect of it being redeveloped again so soon. |

| Site | Address | Site area (ha) | Current Use | Proposed Use | Proposed capacity (by the owner / respondent) | Owner | Agent | Stage 1 | Stage 2 | Stage 3 | Reason for omission |
|--|--|----------------|---------------------------------|------------------------------|---|---------------|-------|---------|---------|---------|--|
| Draft Policies Regulation 18 Consultation | | | | | | | | | | | |
| 24 Elvaston Place | 24 Elvaston Place, LONDON, SW7 5NL | 0.02 | Social and Community: Education | Residential | 5 homes | Private | CBRE | Pass | Fail | N/A | The site is in educational use which is considered social and community use and protected under the Local Plan Policy CK1. The site is within the Conservation Area and in this context doesn't have capacity to accommodate additional housing, only the change of use. |
| Norfolk Mews Car Park | Car Park on the corner of Balgrove Rd and Acklam Rd, LONDON, W10 5YR | 0.06 | Car Park | Residential / Commercial | Not specified | Westway Trust | N/A | Pass | Pass | Fail | The site is part of the application (PP/17/01637) which remains undetermined. In-line with our own policy it is not desired to separate out a parcel of land from what may be a more comprehensive development. |
| 301 Latimer Road | 301 Latimer Road, LONDON, W10 6RF | 0.02 | Storage for vehicles | Residential (Social Housing) | Not specified | Westway Trust | N/A | Fail | N/A | N/A | The Site is safeguarded under PP/14/06751 for "Construction of underpass entrance beneath the West London Railway Line, linking Latimer Road with Imperial West Campus on the opposite side of the railway (Underpass to be delivered as outlined in the Section 106 Agreement pursuant to planning permission 2011/04016/COMB for phase 2 of the Imperial West masterplan, London Borough of Hammersmith and Fulham)" |

| Site | Address | Site area (ha) | Current Use | Proposed Use | Proposed capacity (by the owner / respondent) | Owner | Agent | Stage 1 | Stage 2 | Stage 3 | Reason for omission |
|---|----------------------------|----------------|--|--|---|---|-------|---------|---------|---------|---|
| Royal Brompton Hospital wider site | Sydney St, LONDON, SW3 6NP | 2.9 | Mixed: Healthcare institution, residential, offices and retail | Mixed use: Healthcare institution, residential, offices and retail | Not specified | Guy's and St Thomas' NHS Foundation Trust | WSP | Pass | Fail | N/A | The Council produced and adopted the Royal Brompton Hospital SPD in May 2021. The SPD demonstrates that medical use can be retained on the site. As the primary use of the site in the view of the Council is for medical purposes which is also the existing use, the site has not been allocated. The details of the mix of quantum of development with the constraints of retaining the medical use is something that can be dealt with at the planning application stage. |

Appendix B – Allocated Sites

| Site ref | Site | Site area (ha) | Site Identification Source |
|----------|--|----------------|--|
| SA1 | Kensal Canalside | 15.4 | Existing Site Allocation in Local Plan 2019, Opportunity Area in London Plan |
| SA2 | Earl's Court Exhibition Centre | 7.43 | Existing Site Allocation in Local Plan 2019, Opportunity Area in London Plan |
| SA3 | 100/100A West Cromwell Road | 1.7 | Existing Site Allocation in Local Plan 2019 |
| SA4 | Former Territorial Army Site, 245 Warwick Road | 0.84 | Existing Site Allocation in Local Plan 2019 |
| SA5 | Wornington Green (Phase 3) | 1.56 | Existing Site Allocation in Local Plan 2019 |
| SA6 | Lots Road South | 0.5 | Existing Site Allocation in Local Plan 2019 |
| SA7 | Edenham Way | 0.77 | Existing Site Allocation in Local Plan 2019 |
| SA8 | Chelsea Farmer's Market | 0.6 | Existing Site Allocation in Local Plan 2019 |
| SA9 | Units 1-14 Latimer Road Industrial Estate | 0.58 | Call for Sites R1 - Issues Consultation, St Quintin and Woodlands Neighbourhood Plan |
| SA10 | Newcombe House | 0.5 | Call for Sites R1 - Issues Consultation |
| SA11 | The Plaza, 535 King's Road | 0.3 | Call for Sites R1 – Issues Consultation but included following Draft Policies (Regulation 18) consultation |
| SA12 | Harrington Road Car Park | 0.21 | Existing Site Allocation in Local Plan 2019 |
| SA13 | Emmanuel Kaye Building | 0.15 | Call for Sites R1 - Issues Consultation |
| SA14 | 142A Highlever Road | 0.12 | Call for Sites R1 - Issues Consultation, St Quintin and Woodlands Neighbourhood Plan |
| SA15 | Colebrook Court | 0.09 | Call for Sites R2 - Issues and Options Consultation |
| SA16 | Holland Road Triangle | 0.02 | Call for Sites R1 - Issues Consultation |

Appendix C – Information Sources

This list is not exhaustive and other relevant sources of information might have been used if considered appropriate.

1. RBKC, *Local Plan*, September 2019
2. RBKC, *New Local Plan Review: Issues Consultation Responses*
3. RBKC, *New Local Plan Review: Issues and Options Consultation Responses*
4. RBKC, *New Local Plan Review: Regulation 18 Consultation Responses*
5. RBKC, *New Homes Delivery Programme*
6. GLA, *The London Strategic Housing Land Availability Assessment (SHLAA)*, November 2017
7. RBKC, *NLPR Heritage Impact Assessments for Draft Local Plan Site Allocations*, October 2022
8. RBKC, *Stepped Housing Trajectory Paper*, October 2022
9. RBKC, *Site Allocations Flood Risk Sequential Test*, October 2022
10. JBA Consulting, *Royal Borough of Kensington and Chelsea Level 1 Strategic Flood Risk Assessment*, Final Report, October 2022
11. BNP Paribas Real Estate, *Royal Borough of Kensington and Chelsea Local Plan: Viability Study*, October 2022
12. WSP, *RBKC NLPR Integrated Impact Assessment*, October 2022
13. Cobweb Consulting, *Local Housing Needs Assessment for the Royal Borough of Kensington and Chelsea*, Final Report, September 2022 (Update)
14. Arup, *Royal Borough of Kensington and Chelsea Character Study*, February 2022
15. Icen Projects Limited with BNP Paribas Real Estate, *Employment Land Study: Royal Borough of Kensington and Chelsea*, October 2021
16. Urban Shape, *Royal Borough of Kensington and Chelsea Retail and Leisure Needs Assessment*, November 2021
17. RBKC Geographical Information Systems – assisted in providing further information on surrounding context, including land use constraints, heritage assets, local and national designations and flooding.
18. Supplementary information provided by site developers or landowners.

Supplementary Planning Documents:

19. RBKC, *Kensal Canalside Opportunity Area SPD*, July 2021
20. RBKC, *Lots Road South SPD*, September 2022
21. RBKC, *Notting Hill Gate SPD*, June 2015
22. RBKC, *Royal Brompton Hospital SPD*, May 2021
23. RBKC, *Units 1-14 Latimer Road Design Code SPD*, October 2021
24. RBKC, *Warwick Road Planning Brief SPD*, January 2008
25. RBKC, *Worlington Green Planning Brief SPD*, November 2009